Busy Bees Estate Agents Ltd.

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CLEAR SEA VIEW VILLA, 3 BEDROOMS 2.5 BATHROOMS WITH GARDEN AND COMMUNAL POOL IN, TATLISU

£234,950 – SOLE AGENT

- **Sole Agent**
- **Individual title deed in owner's name**
- **3 bedroom 2.5 bathroom villa, approx. 140m2 + garden and upstairs terrace**
- **Master bedroom with en suite and walk in wardrobe**
- **Spacious lounge / diner and separate kitchen**
- **Utility room / shower and cloak room**
- **Closed conservatory with sea view**
- **Being sold as seen with furniture and white goods**
- **Large upstairs terrace with mountain view**
- **Front patio with umbrella, back patio with BBQ, seating area and sea views**
- **Private car parking space**
- **Natural pathway down to the sea**
- **Satin Bay beach and beach restaurant approx. 6 minute drive**
- **Family friendly communal pool, sun bathing area and child's play area**
- **Closest supermarket is approx. 5 minute drive**
- **Korenium golf and beach club approx. 15 minute drive**
- **New Esentepe Marina approx. 15 minute drive**
- **Restaurants, bars, cafes and amenities along the coastline**
- **Kyrenia city center approx. 40 mins drive**
- **Approx 70-minute drive to Larnaca airport**
- **Approx 50 minute drive to Ercan airport**

Located along the beautiful coastline of Tatlısu, the sought-after Sugar Cubes Residence is a welcoming, family-friendly gated community where neighbours quickly become friends. The development offers excellent communal facilities, including a large Olympic-sized swimming pool with a children's part, small child's playground, showers and changing facilities, together with a spacious sun terrace and shaded pergolas. The coastline is also just moments away, with a selection of restaurants, bars, cafés and supermarkets located nearby.
Within this desirable community, we are delighted to present this exceptional corner villa, enjoying an enviable private plot and uninterrupted views across the ravine towards the Mediterranean Sea.
Designed with comfortable family living in mind, the property offers generous accommodation including a spacious master bedroom with en-suite bathroom and walk-in wardrobe, two further bedrooms, a family bathroom, additional shower room, downstairs cloakroom and a separate utility room.
The ground floor provides an impressive sense of space, with a generous open lounge and dining area benefiting from access to the gardens from both ends. The lounge features large sliding doors opening onto the front patio, while the dining area flows beautifully into a superb enclosed conservatory.
With its extensive glass doors and windows, the conservatory is a wonderful additional living space, offering comfortable seating and uninterrupted sea views across the ravine. It also provides direct access to the rear garden and creates a seamless connection between the indoor and outdoor areas.
The separate kitchen is both practical and spacious, offering plenty of cabinetry, excellent workspace and windows overlooking the ravine towards the sea. A useful utility room sits directly off the kitchen and includes fitted cabinetry and a washing machine, with access to the downstairs shower room.
A small flight of stairs leads to one of the double bedrooms, which benefits from fitted wardrobes, garden views and a nearby cloakroom.
Upstairs, the exceptionally spacious master bedroom provides a luxurious retreat, complete with a fully equipped en-suite bathroom and a compact walk-in wardrobe. The master bedroom also opens onto a large private terrace, offering wonderful views towards the surrounding mountains.
The third bedroom also benefits from fitted wardrobes and is served by a generous family bathroom.
With its uninterrupted sea views, private corner position, generous accommodation, multiple terraces and excellent family facilities, this is a wonderful opportunity to own a spacious coastal home within one of Tatlısu's popular residential communities.

HP REFERENCE: HP3480 KF

Annual site maintenance is approx. £50 per month.

<u>The property:</u>

Ground floor:

Rear conservatory: 4.52m x 3.48m (14.82 ft x 11.41)
A wonderful, closed seating area situated at the rear of the property with windows and doors to aspects. Access to the rear patio which looks across the ravine to the Mediterranean se beyond. Also provides access from the dining area and kitchen.

Lounge and dining area: 9.62m x 4.24m (31.56 ft x 13.91 ft)
This wonderful open area provides a bright and airy feel with plenty of windows and doors to aspects. The lounge is large enough to hold comfortable furniture, and the dining area gives enough space to hold a 6 seat dining table with room for movement. The lounge glass sliding doors lead to the front garden patio while sliding doors from the dining area lead to the rear conservatory. Accesses the kitchen and ceiling fans throughout.

Kitchen: 3.32m x 2.91m (10.89 ft x 9.54 ft)
A good-sized kitchen with plenty of worktop space and cabinetry comes with white goods and appliances. Accesses the rear conservatory and windows look out onto the ravine and the Mediterranean sea. Utility room adjacent.

Utility room: 2.93m x 3.42m (9.612861 ft x 11.22047 ft)
Conveniently located next to the kitchen, comes with washing machine and plenty of cabinetry. Comes with a fitted shower room.

Middle level

Cloakroom: 1.82m x 1.23m (5.97 ft x 4.03 ft)
Fitted with a WC and sink

Bedroom 3: 3.20m x 3.83m (10.49 ft x 12.56 ft)
A double bedroom with windows to aspect and fitted wardrobe

First floor

Bedroom 2: 4.36m x 3.33m (14.30 ft x 10.92 ft)
Again a very good sized double bedroom with two sets of windows to aspects ensuring plenty of natural light and fitted wardrobes.

Master Bedroom: 5.58m x 3.71m (18.30 ft x 12.17 ft)
An extremely generous room currently with two queen beds side. French sliding doors lead to a beautiful mountain view terrace, a great place to relax or dine. Walk in wardrobe and en suite accessible from the master suite.

Walk in wardrobe: 1.32m x 1.1m (4.33 ft x 3.6ft)
Built in wardrobes throughout

En-suite 1.34m x 2.07m (4.39 ft x 6.79)
Fitted with WC, Basin and shower

Family Bathroom: 1.75m x 3.04m (5.74 ft x 9.97)
Fitted with a wash basin, WC, and a full sized bath

Rental potential:
Short term holiday approx. £100 per night
Long term approx. £700 per month

The Gallery:

The complex:

The region:

Tatlısu / Küçük Erenköy have become increasingly popular areas of Northern Cyprus, with significant new development continuing to bring new bars, restaurants, cafés and everyday amenities to the coastline.

Stretching along the Mediterranean shoreline, the area is also home to a selection of beautiful beaches and beach clubs, offering plenty of opportunities to enjoy the relaxed coastal lifestyle Northern Cyprus is renowned for.

Strategically positioned between Kyrenia City Centre and Karpaz Gate Marina, Tatlısu and Küçük Erenköy provide an attractive gateway between two very different yet equally appealing destinations.

With continued investment and development transforming the area, properties here are well positioned to benefit from the growing range of amenities and infrastructure being introduced to the region, making it an increasingly interesting location for both homeowners and property investors.

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